

**BEFORE THE IOWA REAL ESTATE COMMISSION
1920 SE HULSIZER
ANKENY, IOWA**

IN THE MATTER OF:)	Case No. 12-202
)	
Brad Carlson)	COMBINED STATEMENT OF
Salesperson (S59490))	CHARGES, INFORMAL
)	SETTLEMENT AGREEMENT
Lakeland Realty of Iowa, LLC)	AND CONSENT ORDER IN A
1710 Lincoln Ave; Ste. B)	DISCIPLINARY CASE
Spirit Lake, Iowa 51360)	
Respondent)	

The Iowa Real Estate Commission (Commission) and **Brad Carlson** (Respondent) enter into this Combined Statement of Charges, Informal Settlement Agreement, and Consent Order in a *Disciplinary Case (Order)* pursuant to Iowa Code Sections 17A.10(1) and 272C.3(4) (2011).

1. The Commission issued the Respondent real estate salesperson license number (S59490) on July 2, 2008. Respondent's license is current and in full force and effect through December 31, 2013. At all times relevant to this matter, the Respondent was a licensed real estate salesperson, assigned to Lakeland Realty of Iowa, LLC, a licensed real estate firm, license number (F04590) located in Spirit Lake, Iowa.

2. The Commission has jurisdiction of this disciplinary matter pursuant to Iowa Code chapters 17A, 272C, and 543B (2011). Licenses issued by the Commission are subject to the laws of the State of Iowa and to the administrative rules of the Commission.

STATEMENT OF CHARGES

COUNT I

3. The Respondent is charged with engaging in a practice harmful or detrimental to the public by

- a. Advertising real estate under an unlicensed tradename in violation of Iowa Code chapter 543B.29(1)(c); 543B.34(1); and 193E Iowa Admin. Code chapter 10.1, 10.1(3) and 18.14(5)(s); and
- b. Providing property management without the licensee's broker holding a current written property management agreement or other written authorization in violation of Iowa 193E Iowa Admin. Code chapter 15.1.

CIRCUMSTANCES

4. The Respondent is actively licensed as a salesperson with Lakeland Realty of Iowa, LLC, a licensed real estate firm.
5. The Respondent has been providing, without the appropriate licensure or knowledge of his employing broker, property management services under the name of Carlson Property Holdings.

SETTLEMENT AGREEMENT

6. Respondent admits to the allegations in the above-stated Statement of Charges.
7. Respondent acknowledges that he has a right to receive notice of the above-stated charges and to request a hearing before the Commission on the merits of the charges. By freely and voluntarily entering into this Order, the Respondent waives his right to notice and a hearing and all attended rights, including the right to seek judicial review. The Order constitutes discipline against the Respondent, and is the final agency order in this contested case pursuant to Iowa Code section 17A.10 and 193 Iowa Admin Code 7.4.
8. Respondent agrees that the State's attorney and/or Commission staff may present this Order to the Commission and may have *ex parte* communications with the Commission while presenting it. Respondent waives any right of notice of this meeting or any right that the Respondent may have to participate in the discussion of this Order among the Commission, the Commission staff and the State's attorney.
9. This Order shall be part of the permanent record of the Respondent and shall be considered by the Commission in determining the nature and severity of any future disciplinary action to be imposed in the event of any future violations of the laws and rules governing the practice of real estate by the Respondent.
10. Failure to comply with the terms of this Order shall be prime facie evidence of a violation of Iowa Code sections 543B.29(3), 543B.34(2) and 272C.3(2)(a)(2011) and shall be grounds for further disciplinary action. However, no action may be taken against the respondent for violations of this Order without a hearing, or waiver of hearing.
11. This Order is not binding on the Iowa Real Estate Commission until it has been formally approved by a majority of the Commission members.
 - (a) In the event that this Order is rejected by the Commission it shall be of no force or effect to either party, and it shall not be admissible for any purpose in further proceedings in this matter.

(b) If the Commission approves this Order, it shall fully dispose of all issues in this case.

12. Upon acceptance by both the Commission and Respondent, this Combined Statement of Charges, Informal Settlement and Consent Order shall be a public record available for inspection and copying in its entirety in accordance with the requirements of Iowa Code chapter 22 (2011).

CONSENT ORDER

13. **REPRIMAND.** Pursuant to 193E Iowa Administrative Code section 18.14 (1)(j), the Respondent is reprimanded.

14. **CIVIL PENALTY.** The Respondent shall pay a civil penalty to the Commission in the amount of \$500 no later than 30 calendar days after acceptance of this Order by the Commission. The civil penalty must come under a cover letter addressed to the Commission's Executive Officer and refer to case 12-202.

15. **FUTURE COMPLIANCE.** The Respondent shall at all future times fully and promptly comply with all pertinent Orders of the Commission and the statutes and Commission rules regulating the practice of real estate.

WHEREFORE, the terms of this Combined Statement of Charges, Informal Settlement Agreement, and Consent Order are agreed to and accepted by the Iowa Real Estate Commission and the Respondent.

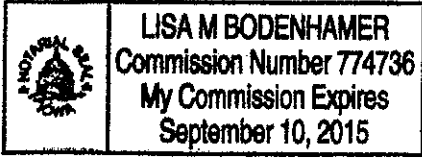
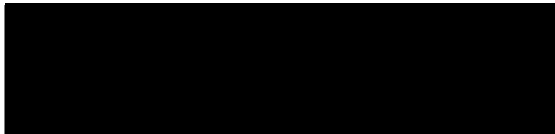
FOR THE RESPONDENT:

Voluntarily agreed to and accepted by Brad Carlson on this 11 day of Jan, 2013

By: **BRAD CARLSON**, Respondent

State of Iowa
County of Clay

Signed and sworn to before me on this 11th day of January, 2013, by



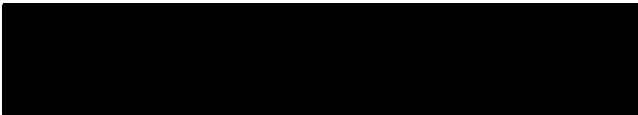
Notary Public, State of Iowa

Printed Name: Lisa M. Bodenhamer
My Commission Expires: 9/10/15

FOR THE COMMISSION:

Voluntarily agreed to and accepted by the **IOWA REAL ESTATE**

COMMISSION on this 7 day of Feb., 2012.



JES
JUDITH E. STEVENS, Chair
Iowa Real Estate Commission